

PROJECT EXECUTIVE SUMMARY & REGIONAL SPEC PACK

Project: 30' × 40' × 12' Commercial-Grade Post-Frame Pole Barn (1,200 Sq Ft) | Location: Huntsville, AL (Madison County — Regional Cost Factor: 0.92x National Avg)

DIY MATERIAL KIT ONLY (Materials + 5% Waste)	DIRECT BUILD COST (Materials + Local Sub Labor)	TURNKEY GC QUOTE (Includes 22% GC Overhead/Profit)	TURNKEY PRICE / SQ FT (1,200 Sq Ft Enclosed)
\$27,325.06 (\$22.77 / sq ft)	\$39,031.06 (\$32.53 / sq ft)	\$47,617.89 (Fair Bid Range: \$45,237–\$50,475)	\$39.68 / SF (Huntsville Index: 0.92x)

1. Verified Structural & Local Code Specification (Huntsville / North Alabama)

Building Footprint & Eave	30' Width × 40' Length × 12' Sidewall Eave Height (1,200 Sq Ft / 14,400 Cu Ft Volume)	Design Wind & Snow Load	115 MPH Ultimate Wind Speed (ASCE 7-16 / IBC 2021) 10 PSF Ground Snow Load
Post Foundation System	(18) 6"×6"×16' .60 CCA Treated SYP Posts @ 8' O.C. in 14"×42" Frost/Uplift Footings	Roof Truss System	(11) 30' Clear-Span Engineered Wood Trusses @ 4' O.C., 4/12 Pitch, 12" Overhangs
Concrete Floor Slab	4" Monolithic 3,500 PSI Fiber-Mesh Concrete w/ #4 Rebar Perimeter & 6-Mil Vapor Barrier	Exterior Cladding & Roof	29-Ga High-Tensile Galvalume Steel Panels (40-Yr SMP Paint) + 3' Wainscot Package
Openings & Access	(2) 10'×10' R-9.6 Insulated Overhead Doors + (1) 36"×80" Walk Door + (2) 3'×4' Windows	Condensation & Thermal	R-10 Double-Bubble Reflective Foil Vapor Barrier (Roof + Walls) + Vented Ridge Cap

2. Regional Cost Breakdown by Construction Division (Huntsville, AL — 2026 Q4 Pricing)

Construction Division	Materials (\$)	Sub Labor (\$)	Direct Cost (\$)	Turnkey w/ 22% GC	\$/Sq Ft	% of Total
Site & Foundation	\$3,099.60	\$1,388.00	\$4,487.60	\$5,474.87	\$4.56	11.5%
Concrete Slab	\$4,102.92	\$1,708.00	\$5,810.92	\$7,089.32	\$5.91	14.9%
Post-Frame Structure	\$5,439.56	\$2,952.00	\$8,391.56	\$10,237.70	\$8.53	21.5%
Roof Trusses & Bracing	\$3,713.82	\$1,924.00	\$5,637.82	\$6,878.14	\$5.73	14.4%
Metal Roofing & Siding	\$3,866.10	\$1,920.00	\$5,786.10	\$7,059.04	\$5.88	14.8%
Doors & Windows	\$3,570.00	\$838.00	\$4,408.00	\$5,377.76	\$4.48	11.3%
Insulation & Vapor	\$1,803.06	\$616.00	\$2,419.06	\$2,951.25	\$2.46	6.2%
Fasteners & Permitting	\$1,730.00	\$360.00	\$2,090.00	\$2,549.80	\$2.12	5.4%
TOTAL DIRECT + 22% GC OVERHEAD/PROFIT	\$27,325.06	\$11,706.00	\$39,031.06	\$47,617.89	\$39.68	100.0%

Regional Market Note (Madison County, AL): Concrete ready-mix averages \$168/CY delivered in Huntsville/Madison; Southern Yellow Pine #1 framing carries a -11% lumber mill advantage in Alabama compared to national averages.

ITEMIZED BILL OF MATERIALS (BOM) & LABOR SCHEDULE

Complete line-by-line quantity takeoff synchronized with the companion Excel workbook
(30x40-Pole-Barn-Material-Takeoff-and-Bid-Workbook.xlsx).

Code	Line Item & Specification	Qty	Unit	Unit \$	Waste	Mat Total	Labor \$	Direct Total
01-101	Site Clearing, Laser Grading & Pad Compaction (36'x46' Pad) Laser-Graded +4" Crushed Limestone Base	1656	SF	\$1.35	0%	\$2,235.60	\$812.00	\$3,047.60
01-102	Post Footing Augering (14" Dia x 42" Deep Holes + Precast Sakrete Pads) 3,500 PSI Precast Concrete Biscuit + Collar	18	EA	\$48.00	0%	\$864.00	\$576.00	\$1,440.00
02-201	4" Monolithic Concrete Slab Floor (3,500 PSI w/ Fiber Mesh) Ready-Mix 3,500 PSI + 6-Mil Vapor Barrier	16.5	CY	\$168.00	5%	\$2,910.60	\$1,248.00	\$4,158.60
02-202	Slab Reinforcement (#4 Rebar Perimeter Grid + 6x6 W1.4xW1.4 Wire Mesh) ASTM A615 Grade 60 + Expansion Saw-Cuts	1200	SF	\$0.92	8%	\$1,192.32	\$460.00	\$1,652.32
03-301	6x6x16' Pressure-Treated Structural Posts (8' O.C. Spacing) .60 CCA Ground-Contact Southern Yellow Pine #1	18	EA	\$64.50	0%	\$1,161.00	\$864.00	\$2,025.00
03-302	Double 2x12x16' SYP #1 Header / Truss Carrier Beams + 2x6 Wall Girts Kiln-Dried #1 SYP, 24" O.C. Commercial Girts	185	EA	\$18.40	6%	\$3,608.24	\$1,728.00	\$5,336.24
03-303	2x8 Treated Skirtboard / Splash Plank (2 Rows Perimeter Grade Guard) UC4B Ground Contact Treated SYP	28	EA	\$22.80	5%	\$670.32	\$360.00	\$1,030.32
04-401	30' Clear-Span Engineered Wood Roof Trusses (4/12 Pitch, 4' O.C.) Stamped 115 MPH Wind / IBC 2021 Engineered	11	EA	\$265.00	0%	\$2,915.00	\$1,188.00	\$4,103.00
04-402	2x4x16' SYP Roof Purlins (24" O.C.) + Lateral Truss Wind Bracing #2 Prime Kiln-Dried Southern Pine	96	EA	\$7.85	6%	\$798.82	\$736.00	\$1,534.82
05-501	29-Ga High-Tensile Ribbed Steel Roof Panels (40-Yr SMP Paint Warranty) Galvalume Substrate, Vented Ridge Cap + Closure	14.2	SQ	\$118.00	5%	\$1,759.38	\$864.00	\$2,623.38
05-502	29-Ga Ribbed Steel Wall Siding + Wainscot Trim Package (12' Eave) 2-Tone Wainscot + J-Channel, Corner & Rake Trim	17.6	SQ	\$114.00	5%	\$2,106.72	\$1,056.00	\$3,162.72
06-601	10'x10' Commercial Insulated Steel Overhead Garage Doors (Torsion Spring) R-9.6 Insulated Steel + High-Lift Track Hardware	2	EA	\$1,340.00	0%	\$2,680.00	\$550.00	\$3,230.00
06-602	36"x80" Fiberglass Commercial Walk Door + (2) 3'x4' Low-E Vinyl Windows Deadbolt Lockset, Threshold & J-Trim Flashing	1	PKG	\$890.00	0%	\$890.00	\$288.00	\$1,178.00
07-701	Double-Bubble Reflective Foil Condensation Barrier (Roof & Walls R-10) Class A Fire-Rated White Poly Faced Vapor Guard	3180	SF	\$0.54	5%	\$1,803.06	\$616.00	\$2,419.06
08-801	Structural Timber Screws, 1.5" EPDM WoodZAC Screws & Hurricane Clips Simpson Strong-Tie H2.5A + Color-Matched Screws	1	LOT	\$780.00	0%	\$780.00	\$180.00	\$960.00
08-802	Madison County / Huntsville Building Permit, Stamped Truss Drawings & Dumpster Engineered Seal + Roll-Off Debris Container	1	ALLOW	\$950.00	0%	\$950.00	\$180.00	\$1,130.00
	SUBTOTAL DIRECT CONSTRUCTION COST (Materials + Trade Labor)					\$27,325.06	\$11,706.00	\$39,031.06
	GENERAL CONTRACTOR OVERHEAD, INSURANCE & PROFIT MARGIN (22.0% Markup)					—	—	\$8,586.83
	TOTAL TURNKEY PROJECT ESTIMATE (Huntsville, AL)							\$47,617.89

CONTRACTOR BID COMPARISON & VETTING SCORECARD

Use this side-by-side leveling sheet when soliciting 3 local post-frame / concrete builders in North Alabama. It prevents contractors from hiding cheap specs or surprise change orders.

Scope Item / Red-Flag Check	Target Spec Benchmark (This \$19 Spec Pack)	Builder Bid #1 (Regional Post-Frame Co.)	Builder Bid #2 (Local General Contractor)	Builder Bid #3 (Low-Ball Quote Trap)
1. Post Treatment Rating	.60 CCA Ground-Contact SYP	.40 CCA Ground-Contact (Pass)	.60 CCA Laminated Columns (Pass)	.40 Above-Ground Only (RED FLAG)
2. Post Embedment & Footing	42" Deep x 14" Dia + Precast Pad	42" Deep + Concrete Biscuit	48" Deep + Poured Collar	30" Shallow Dirt Backfill (RED FLAG)
3. Concrete Slab Spec	4" 3,500 PSI + Rebar + 6-Mil Poly	4" 3,500 PSI + Fiber + Vapor	4" 4,000 PSI + #4 Rebar Grid	3.5" 3,000 PSI, No Vapor Barrier
4. Roof Truss Certification	Stamped 115 MPH @ 4' O.C.	Stamped 115 MPH @ 4' O.C.	Stamped 115 MPH @ 4' O.C.	Unstamped / 8' O.C. Spacing
5. Steel Panel & Paint System	29-Ga Galvalume (40-Yr SMP Paint)	29-Ga 40-Yr SMP + EPDM Seals	26-Ga Commercial SMP Steel	Economy 20-Yr Polyester / Bright Nails
6. Condensation Control	R-10 Double-Bubble Roof + Walls	Included (Roof + Sidewalls)	Included + Ridge Vent	Excluded (\$2,400 Change Order)
7. Overhead Doors Included	(2) 10'x10' Insulated R-9.6 Doors	(2) 10'x10' Insulated Included	(2) 10'x10' Insulated Included	Framed Openings Only (Doors Extra!)
8. Quoted Turnkey Total	\$47,617.89 (\$28.43/SF)	\$46,950.00 (\$39.13/SF)	\$49,800.00 (\$41.50/SF)	\$39,900.00 (+\$8,900 Hidden Extras)
True Apples-to-Apples Cost	\$47,617.89	\$46,950.00 (BEST VALUE)	\$49,800.00 (Premium Option)	\$48,800.00 (After Missing Scope)

7 Mandatory Questions to Ask Before Signing Any Pole Barn Contract in Alabama:

- 1. **Alabama Home Builders Licensure Board / GC License:** For projects over \$10,000, verify active state registration and \$1M General Liability + Workers' Comp certificate.
- 2. **Post Preservative Retention Tag:** Confirm every 6x6 post carries an AWPAC UC4B (.60 CCA) ground-contact end tag—never accept .15 or .40 residential deck lumber in the ground.
- 3. **Concrete Slab Cure & Saw-Cut Timing:** Verify the finisher cuts control joints within 12–18 hours of pour to prevent random shrinkage cracks across the 30'x40' bay.
- 4. **Fastener System:** Require #10 × 1.5" WoodZAC cast-zinc head screws with bonded EPDM washers (not ring-shank nails that pop out in Alabama summer heat cycles).
- 5. **Site Grading Cut/Fill Cap:** Lock in a firm equipment allowance so minor topsoil scraping isn't billed as a \$2,500 surprise mobilization fee.
- 6. **Stamped Truss Drawings:** Madison County building inspection requires sealed engineered truss sheets showing 115 MPH wind uplift bracing on site during framing inspection.
- 7. **Milestone Draw Schedule:** Never pay 50% upfront. Use the 4-stage milestone draw schedule on Page 4 (15% Deposit / 35% Framing Delivery / 35% Slab & Shell / 15% Final Punchlist).

CLIENT-READY TURNKEY CONSTRUCTION PROPOSAL

Ready-to-sign contractor bid sheet & milestone draw schedule. Contractors can customize company header details in the companion Excel file.

PROPOSAL #: PB-2026-1022-HSV	DATE ISSUED: October 22, 2026	VALID THROUGH: November 21, 2026 (30 Days)
PREPARED FOR: Property Owner / Builder	JOB SITE CITY: Huntsville, AL 35801 (Madison County)	ESTIMATED BUILD TIME: 3-4 Weeks Turnkey

Scope of Work & Milestone Payment Schedule

Milestone Stage	Deliverable / Inspection Trigger	% of Contract	Payment Amount
Draw #1 — Contract Execution & Permitting	Signed agreement, stamped 115 MPH truss engineering & Madison County permit filing	15.0%	\$7,142.68
Draw #2 — Site Pad & Lumber/Steel Drop	Laser-graded crushed stone pad complete; treated 6x6 posts, trusses & steel delivered on-site	25.0%	\$16,666.26
Draw #3 — Dried-In Shell & 4" Slab Pour	Posts set in 42" footings, roof/wall steel installed, and 4" 3,500 PSI concrete slab poured	35.0%	\$16,666.26
Draw #4 — Doors, Trim & Final Walkthrough	(2) 10x10 overhead doors, walk door, windows, site cleanup & final inspection sign-off	15.0%	\$7,142.68
TOTAL FIXED-PRICE TURNKEY CONTRACT includes all materials, trade labor, fasteners, dumpster & 5-year structural workmanship warranty		100.0%	\$47,617.89

Optional Upgrade Add-Ons (Initial to Include):

[] Add 12'x40' Covered Lean-To Porch (480 SF, 6x6 Posts + 29-Ga Roof)	+ \$5,480.00
[] Upgrade 4" Slab to 6" Heavy-Equipment / Car-Lift Spec (4,000 PSI + #4 Rebar @ 18" O.C.)	+ \$2,640.00
[] Closed-Cell Spray Foam Insulation Package (2" Roof Deck + 1.5" Walls, R-14 Sealed)	+ \$4,850.00
[] 200-Amp Sub-Panel Rough-In + (8) High-Bay LED Shop Lights + (10) 120V GFCI Receptacles	+ \$3,290.00

ACCEPTED BY PROPERTY OWNER / CLIENT:	SUBMITTED BY AUTHORIZED BUILDER / CONTRACTOR:
Signature: _____	Signature: _____
Printed Name: _____	Company / License #: _____
Date: _____	Date: _____